

Local lettings

North Leeds

**ALEX
GOLDSTEIN**

& ASSOCIATES
PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

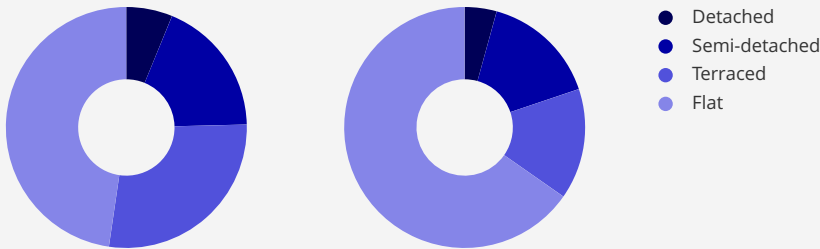
LOCAL MARKET ROUND UP



Over the last 12 months, the average rent achieved for properties let in **North Leeds** was **£796** per month. This is a **+6%** change on the previous 12 month period.

Properties let by type over the last 12 months

YORKSHIRE AND HUMBERSIDE NORTH LEEDS



Change in average rents over past year



+3%
Flats



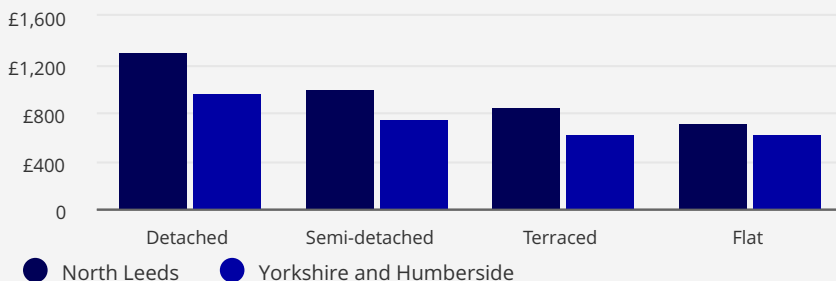
+13%
Houses

Average age of tenants over last 12 months



32

Average monthly rents by property type over last 12 months



Source: Dataloft Rental Market Analytics (rental data is based on achieved rents for approximately 20–35% market share, depending on location)

NATIONAL MARKET

NOVEMBER 2021



Alex Goldstein Property Consultants bring you the latest trends in the UK's housing market with a detailed focus on our local market.

Rental market

Rental values are rising at their strongest pace since April 2017. Average values across the UK, excluding London, rose by 2.1% in the year to September (ONS). Rental values across the capital remain 0.3% lower year-on-year.

At +66% the new balance of respondents noting a rise in renter demand across England and Wales is at its highest level ever recorded by the RICS monthly survey.

Economy

In the Autumn budget the Chancellor described the economic picture as "strong" in the short term, with the Office for Budget Responsibility expecting the economy to return to pre-pandemic levels 6 months earlier than expected (by 2022).

Unemployment is expected to peak at 5.2% next year, lower than 11.9% previously predicted by the OBR. Wages have grown in real terms by 3.4% since February 2020.



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If you wish to discuss your property buying or selling requirements in more detail, just let me know.